

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Peabody Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$33,977,329**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	19		
Program Progress:							
% of Funds Committed	89.57 %	91.03 %	14	90.66 %	45		41
% of Funds Disbursed	81.17 %	84.95 %	16	81.06 %	38		38
Leveraging Ratio for Rental Activities	11.02	7.56	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	78.38 %	91.54 %	16	81.27 %	24		21
% of Completed CHDO Disbursements to All CHDO Reservations***	66.38 %	72.72 %	15	68.23 %	36		36
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.60 %	81.44 %	9	79.86 %	58		53
% of 0-30% AMI Renters to All Renters***	61.02 %	49.59 %	6	44.82 %	83		79
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	90.11 %	96.41 %	18	94.65 %	17		17
Overall Ranking:				In State:	13 / 19	Nationally:	56 58
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$12,921	\$26,175		\$25,419	708 Units		27.20 %
Homebuyer Unit	\$8,864	\$15,910		\$14,530	937 Units		35.90 %
Homeowner-Rehab Unit	\$14,454	\$14,817		\$20,251	349 Units		13.40 %
TBRA Unit	\$3,607	\$3,760		\$3,156	613 Units		23.50 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Peabody Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$139,450	\$135,463	\$21,364
State:*	\$141,741	\$99,134	\$22,785
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	81.5	84.8	84.9	48.8
Black/African American:	3.6	2.3	2.3	8.0
Asian:	0.6	1.1	1.4	0.3
American Indian/Alaska Native:	0.2	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.3	0.0	0.0	0.0
Black/African American and White:	0.3	0.2	0.0	0.8
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0
Other Multi Racial:	0.3	0.3	0.3	0.5
Asian/Pacific Islander:	0.0	0.5	0.0	0.7

ETHNICITY:

Hispanic	12.8	10.1	11.0	40.9
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HOUSEHOLD SIZE:

1 Person:	69.3	28.0	34.5	26.3
2 Persons:	14.1	16.5	22.0	27.4
3 Persons:	8.0	19.5	16.5	23.8
4 Persons:	5.3	21.3	13.3	14.8
5 Persons:	2.0	10.9	7.8	6.4
6 Persons:	0.8	3.2	3.8	0.8
7 Persons:	0.0	0.8	1.4	0.2
8 or more Persons:	0.5	0.0	0.6	0.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	44.3	29.5	19.4	31.3
Elderly:	23.3	1.3	30.1	5.1
Related/Single Parent:	15.0	21.4	18.0	53.0
Related/Two Parent:	5.6	39.8	26.7	7.2
Other:	11.7	8.1	5.8	3.4

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.6	1.0 [#]
HOME TBRA:	4.1	
Other:	34.6	
No Assistance:	37.7	

of Section 504 Compliant Units / Completed Units Since 2001 47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Peabody Consortium

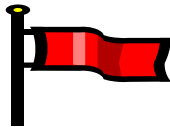
State: MA

Group Rank: 56
(Percentile)

State Rank: 13 / 19 PJs

Overall Rank: 58
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	78.38	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	66.38	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.6	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	90.11	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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